

After recording return to:  
Michael Graham, Land Administrator  
Fulton County Land Division  
141 Pryor Street, SW, Suite 8021  
Atlanta, GA 30303

Cross Reference

Deed/Plat Book 67398, Page 15  
Deed Book 68671, Page 573

**INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE  
IMPROVEMENT**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_ 20\_\_, between EA HOMES, LP  
\_\_\_\_ a property owner within Fulton County, Georgia, his successors, affiliates and assigns,  
as Indemnitor ("Owner"), and FULTON COUNTY, GEORGIA, a political subdivision of the State of  
Georgia ("County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby  
agreed as follows:

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known  
as 0 Northpoint Parkway, and as more fully described  
in that certain conveyance recorded in Deed Book 67398, Page 15 of Fulton County, Georgia  
records, on which Owner desires to install certain private improvements (the "Private Improvements") as  
more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2.

Previously, Fulton County was granted a water meter easement, as referenced in and recorded at  
Deed Book 68671, Page 573 of Fulton County, Georgia records, and hereby grants Owner a  
License to enter within portions of its water meter easement, to construct, repair and replace, from time to  
time as may be needed, certain private improvements at his sole cost and responsibility, said private  
improvements as the same are more fully described in Exhibit "A" (the "Private Improvements").

3.

With respect to this License, Owner shall install and construct the Private Improvements in a  
good and workmanlike manner and in compliance with all state, local, and Fulton County laws and  
regulations, including but not limited to, all current state, local and Fulton County laws and regulations  
governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused, in whole or in part, by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, his assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provisions of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County  
Director of Public Works  
141 Pryor Street, SW, 6th. Floor  
Atlanta, GA. 30303

with a copy to: County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA. 30303

OWNER: EA HOMES, LP  
5775 Glenridge Dr, Bldg D  
Atlanta, GA 30325

Re: 2ND District 2ND Section, Land Lot(s) 1188

Parcel Number: 22545011882592



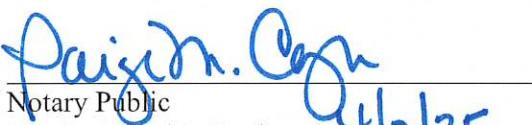
IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

Signed sealed and delivered in the presence of



Unofficial Witness



Notary Public

My Commission Expires: 4/2/25



OWNER EA Homes, LP



Signature (Authorized Party to Bind Owner Entity)

Paul Corley / Regional President  
Signatory's Name and Title (printed)

Owner's Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Attest:

FULTON COUNTY, GEORGIA

\_\_\_\_\_  
Clerk of Commission

By: \_\_\_\_\_  
Chairman, Board of Commissioners

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

\_\_\_\_\_  
David E. Clark, Director  
Department of Public Works

\_\_\_\_\_  
Y. Soo Jo, County Attorney

WATER EASEMENT EXHIBIT OF:  
**ARGOSY**

LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
SEPTEMBER 17, 2024

FULTON COUNTY PERMIT # WRN-23-089  
TAX PARCEL ID #: 22 545011882592

CALL TABLE

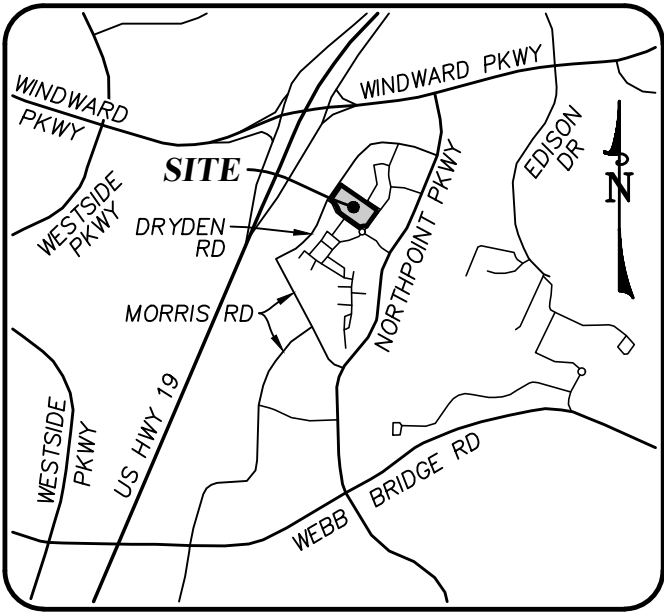
LINE	BEARING	DISTANCE
UE1	N45°54'38"E	11.38'
UE2	N33°53'21"E	192.46'
UE3	N78°53'27"E	10.20'
UE4	S56°06'39"E	287.20'
UE5	N33°53'21"E	2.50'
UE6	S56°06'39"E	42.02'
UE7	S33°53'21"W	1.91'
UE8	S56°06'39"E	0.25'
UE9	S33°53'21"W	130.97'
UE10	S56°06'39"E	33.99'
UE11	S33°53'21"W	49.19'
UE12	S09°33'50"E	29.59'
UE13	N27°46'52"W	11.60'
UE14	S62°13'08"W	20.00'
UE15	N05°23'40"E	10.17'
UE16	N09°33'50"W	31.27'
UE17	N56°06'39"W	257.11'
UE18	S33°53'21"W	4.83'
UE19	N56°06'39"W	12.00'
UE20	N33°53'21"E	4.83'
UE21	N56°06'39"W	73.50'
UE22	S57°22'05"W	13.75'
UE23	S33°53'21"W	94.30'
UE24	N56°06'39"W	8.80'
UE25	S33°53'21"W	12.50'
UE26	S56°06'39"E	8.80'
UE27	S33°53'21"W	9.81'
UE28	S78°53'21"W	23.23'
UE29	N56°06'39"W	265.93'
UE30	N33°53'21"E	1.29'
UE31	N56°06'39"W	7.47'
UE32	N33°53'21"E	121.05'
UE33	S56°06'39"E	9.50'
UE34	N33°53'21"E	5.55'
UE35	S56°06'39"E	272.36'
UE36	S33°53'21"W	4.08'
UE37	S56°06'39"E	11.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
UEC1	2.58'	2.50'	S02°58'46"W	2.47'
UEC2	20.60'	50.50'	S14°57'13"E	20.46'
UEC3	15.71'	10.00'	S11°06'39"E	14.14'
UEC4	27.44'	178.00'	N37°08'11"W	27.41'
UEC5	9.86'	15.50'	N15°39'47"E	9.70'

**OWNER:**  
EA HOMES, LP.  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910

**DEVELOPER:**  
EMPIRE COMMUNITIES  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910



VICINITY MAP  
(NOT TO SCALE)



G U N N I N  
S U R V E Y

141 Railroad Street, Suite 116  
Canton, Georgia 30114

www.gunninsurvey.com  
678.880.7502

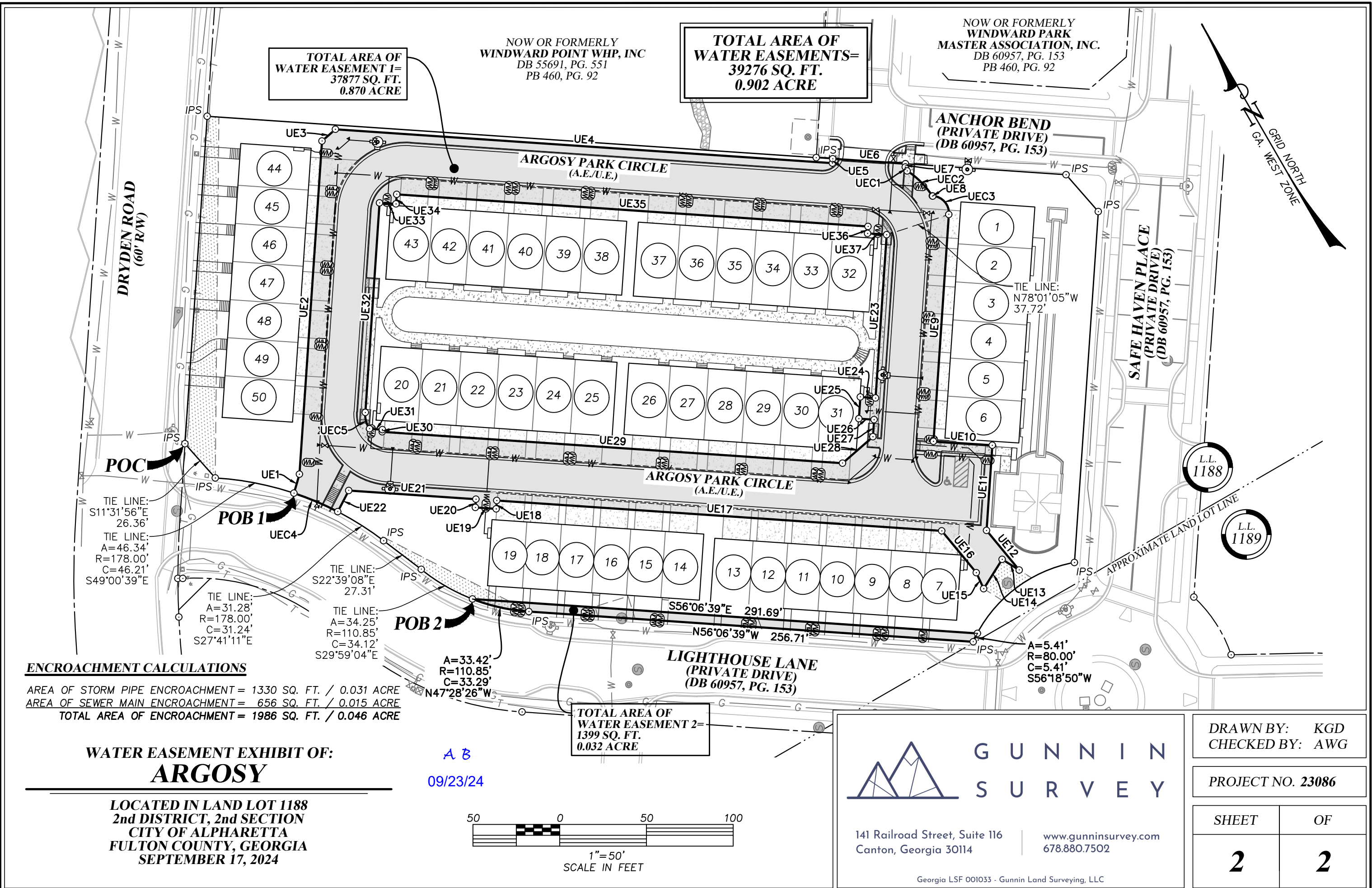
Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: KGD  
CHECKED BY: AWG

PROJECT NO. 23086

SHEET OF

1 2



TOTAL AREA OF  
WATER EASEMENT 1=  
37877 SQ. FT.  
0.870 ACRE

NOW OR FORMERLY  
WINDWARD POINT WHP, INC  
DB 55691, PG. 551  
PB 460, PG. 92

TOTAL AREA OF  
WATER EASEMENTS=  
39276 SQ. FT.  
0.902 ACRE

NOW OR FORMERLY  
WINDWARD PARK  
MASTER ASSOCIATION, INC.  
DB 60957, PG. 153  
PB 460, PG. 92

ANCHOR BEND  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

SAFE HAVEN PLACE  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

ARGOSY PARK CIRCLE  
(A.E./U.E.)

LIGHTHOUSE LANE  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

L.L.  
1188

L.L.  
1189

**ENCROACHMENT CALCULATIONS**

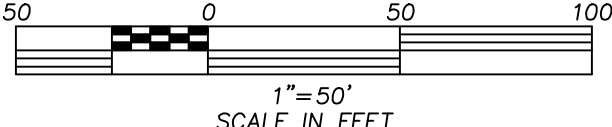
AREA OF STORM PIPE ENCROACHMENT = 1330 SQ. FT. / 0.031 ACRE  
AREA OF SEWER MAIN ENCROACHMENT = 656 SQ. FT. / 0.015 ACRE  
TOTAL AREA OF ENCROACHMENT = 1986 SQ. FT. / 0.046 ACRE

**WATER EASEMENT EXHIBIT OF:  
ARGOSY**

LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
SEPTEMBER 17, 2024

A B  
09/23/24

TOTAL AREA OF  
WATER EASEMENT 2=  
1399 SQ. FT.  
0.032 ACRE



G U N N I N  
S U R V E Y

141 Railroad Street, Suite 116  
Canton, Georgia 30114

www.gunninsurvey.com  
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: KGD  
CHECKED BY: AWG

PROJECT NO. 23086

SHEET OF

2

2